

Application for a Certificate of Appropriateness

ADDRESS OF PROPERTY	<i>612 East Worthington Avenue, Dilworth Local Historic District HDC 2012-072</i>
SUMMARY OF REQUEST	<i>Extension & Modification of Rear Porch</i>
OWNERS	<i>Tracy & Gordie Vap</i>
APPLICANT	<i>Angie Lauer of ABL Architecture</i>

Details of Proposed Request

This application requests approval of an extension of the existing rear porch on this house. The proposal would extend the porch to the rear and to the right. There is also a request for approval for the addition of a bay to an existing room on the left side of the house.

Current Status and Context of Property

This house, built in 1915, is a two story front gabled house with a full façade front porch that wraps the right corner of the house. The first floor is sided with a painted brick veneer, and the second floor is covered in painted wood shakes. There is a previously constructed rear addition built under an HDC approval. The house is listed as a contributing structure within the Dilworth National Register Historic District.

Relevant HDC Design Guidelines

- ***Additions***

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Review

The proposed rear addition to this existing house involves the removal of an existing rear shed addition and a rear deck. These elements would be replaced by a one story hipped addition with a rear facing projecting gable. The left two-thirds of this addition consists of a glassed room with a small deck. The projecting gable element is sided in wooden shakes to match both the second floor of the original house and to the existing rear addition to the original structure that will remain. The existing brick foundation will also be extended in plane to accommodate this new addition.

Above the one story element of this addition is a small glassed sleeping porch partially inset into the new rear hipped roof.

All detailing and materials for this rear addition are noted to match those existing on the house.

The new bay window proposed for the left side of the house is a simple box bay, covered in shake to match the house and containing two windows matching the style of the windows on the house. This new bay is consistent with the style of this house, and with the architecture of this section of Dilworth.





VICINITY MAP



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ZONING: R-5

SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing Basement:	0 S.F.	628 S.F.
Existing First Floor:	1,335 S.F.	728 S.F.
REAR DECK TO BE REMOVED SUBTRACT 434 S.F.		
Existing Second Floor:	1,178 S.F.	0 S.F.
Existing Third Floor:	336 S.F.	0 S.F.
	+	+
Proposed Basement:	494 S.F.	77 S.F.
Proposed First Floor:	414 S.F.	145 S.F.
Proposed Second Floor:	110 S.F.	0 S.F.
Proposed Third Floor:	0 S.F.	0 S.F.

Total: 3,867 S.F. 1,188 S.F.
Total Under Roof: 5,055 S.F.



9200 Bob Beatty Road
Charlotte, NC 28269
704•494•4400
FAX•494•4030
alarchitecture@aol.com
www.abarchitecture.com

Seal

Seal

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HISTORIC DILWORTH RENOVATION & ADDITION

VAP RESIDENCE

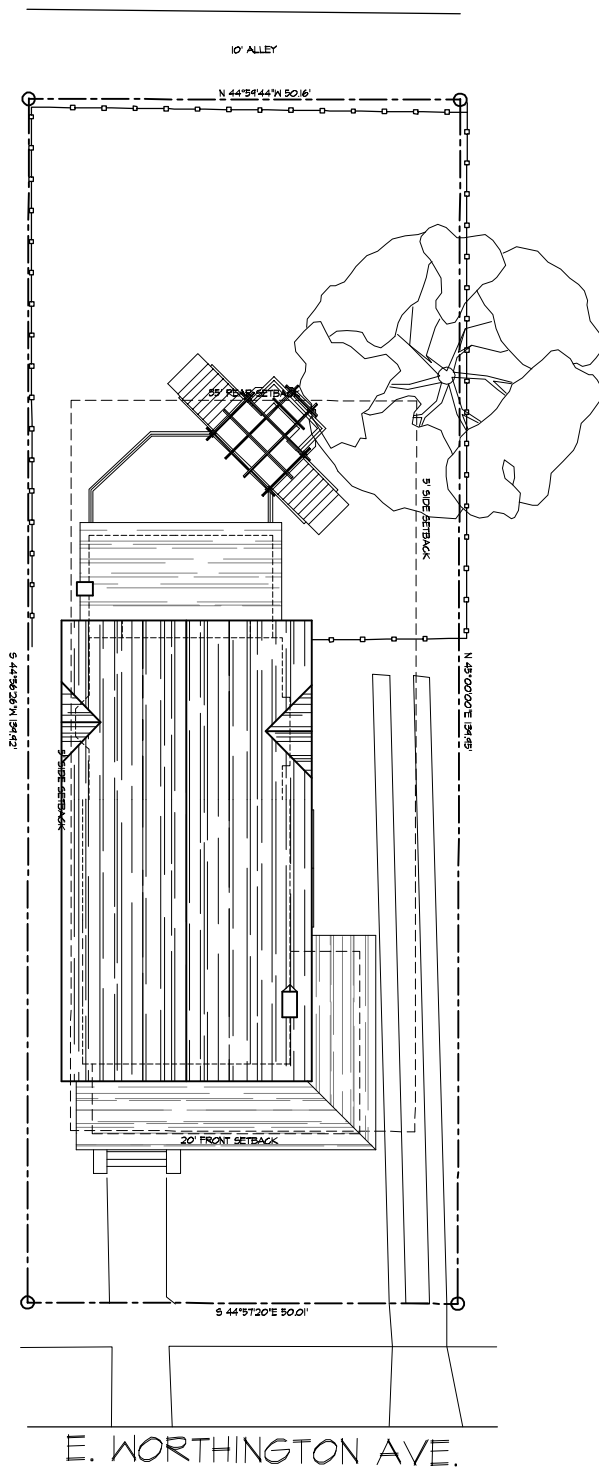
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TITLE SHEET

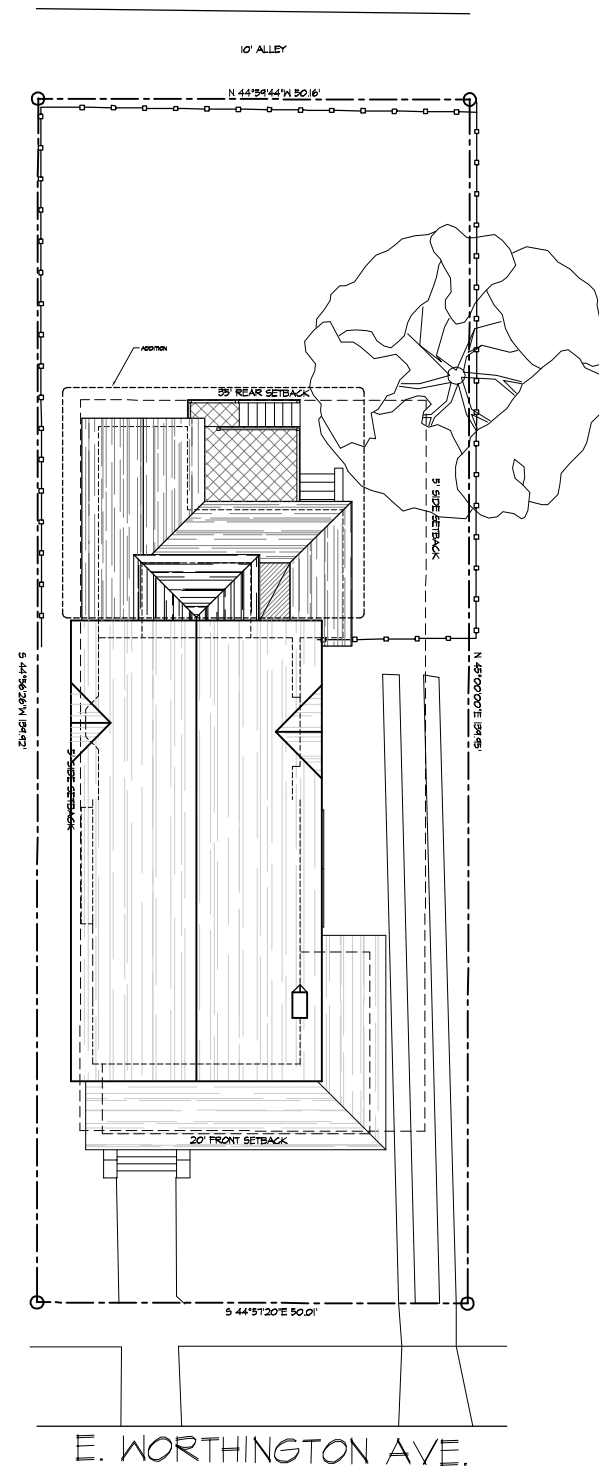
A-0

OF: NINE

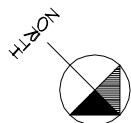


② EXISTING SITE PLAN
1" = 10'-0"

TOTAL EXISTING HEATED AREA	= 2,569 S.F.
TOTAL PROPOSED HEATED AREA	= 861 S.F.
TOTAL PROPOSED UNHEATED (PORCH & GARAGE)	= 482 S.F.
REAR YARD CALCULATIONS	
EXISTING REARYARD	= 2542 S.F.
PROPOSED HOUSE ADDITION	= 284 S.F.
CARPORT/STORAGE	= 22 S.F.
POOL/PATIO	= 0 S.F.
PERCENTAGE OF PERMEABLE REARYARD AREA	= 88 %
OPEN SPACE CALCULATIONS	
TOTAL AREA OF SITE	= 7,009 S.F.
1ST FLOOR AREA OF HOUSE	= 1,400 S.F.
1ST FLR. AREA OF CARPORT/STORAGE	= 22 S.F.
AREA OF PORCHES & PERGOLA & IMPERVIOUS PAVING	= 130 S.F.
PERCENTAGE OF OPEN SPACE	= 10%



① PROPOSED SITE PLAN
1" = 10'-0"



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FAX • 494 • 4030
albarchitecture@aol.com
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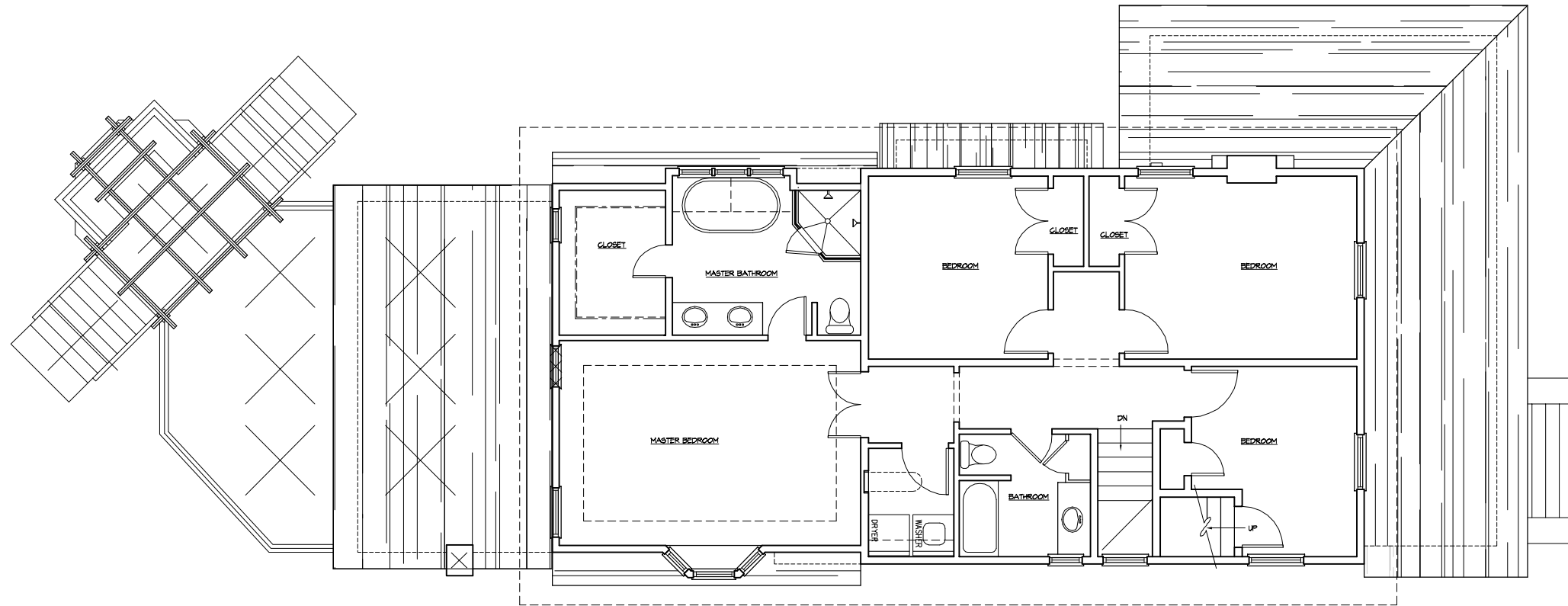
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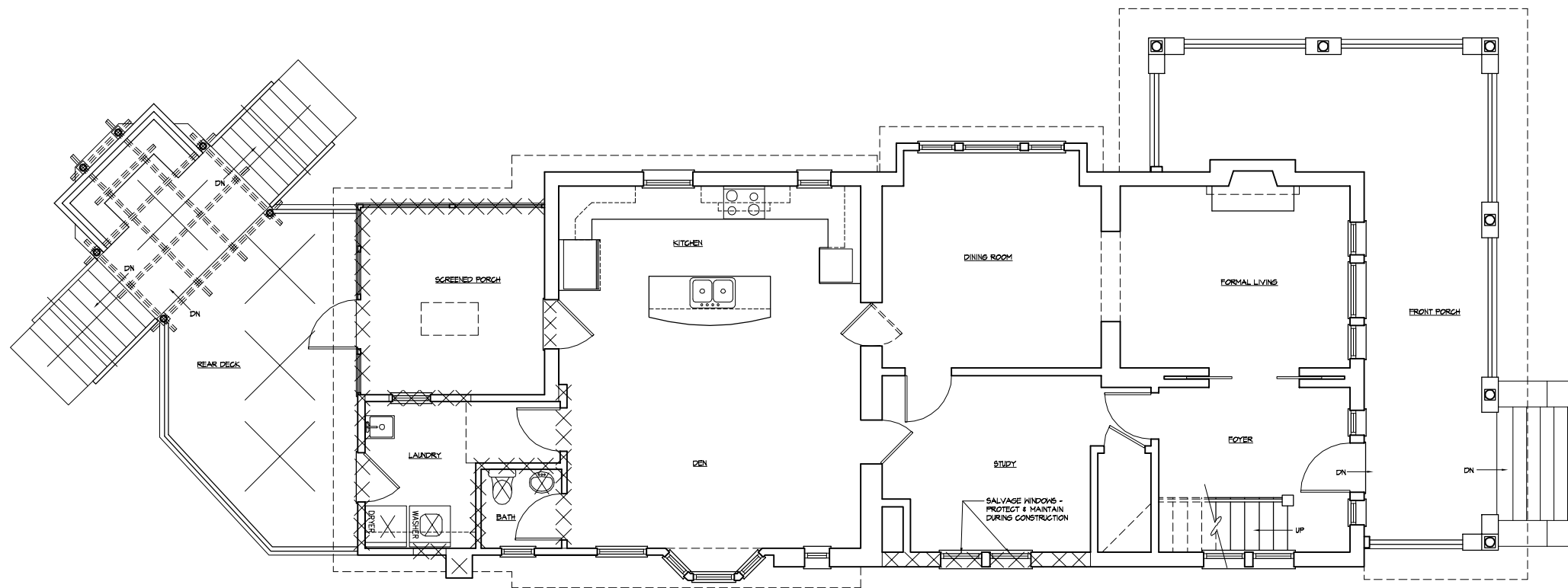
EXISTING & PROPOSED
SITE PLANS

A-1

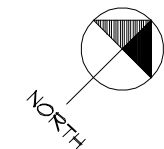
OF: NINE



② EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



① EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



NOTE:
REMOVE ITEM X
REMOVE WALL XXXXXX



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FAX • 494 • 4030
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EXISTING PLANS

A-2

OF: NINE

NOTE:
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REMOVE WALL XXXXXXX



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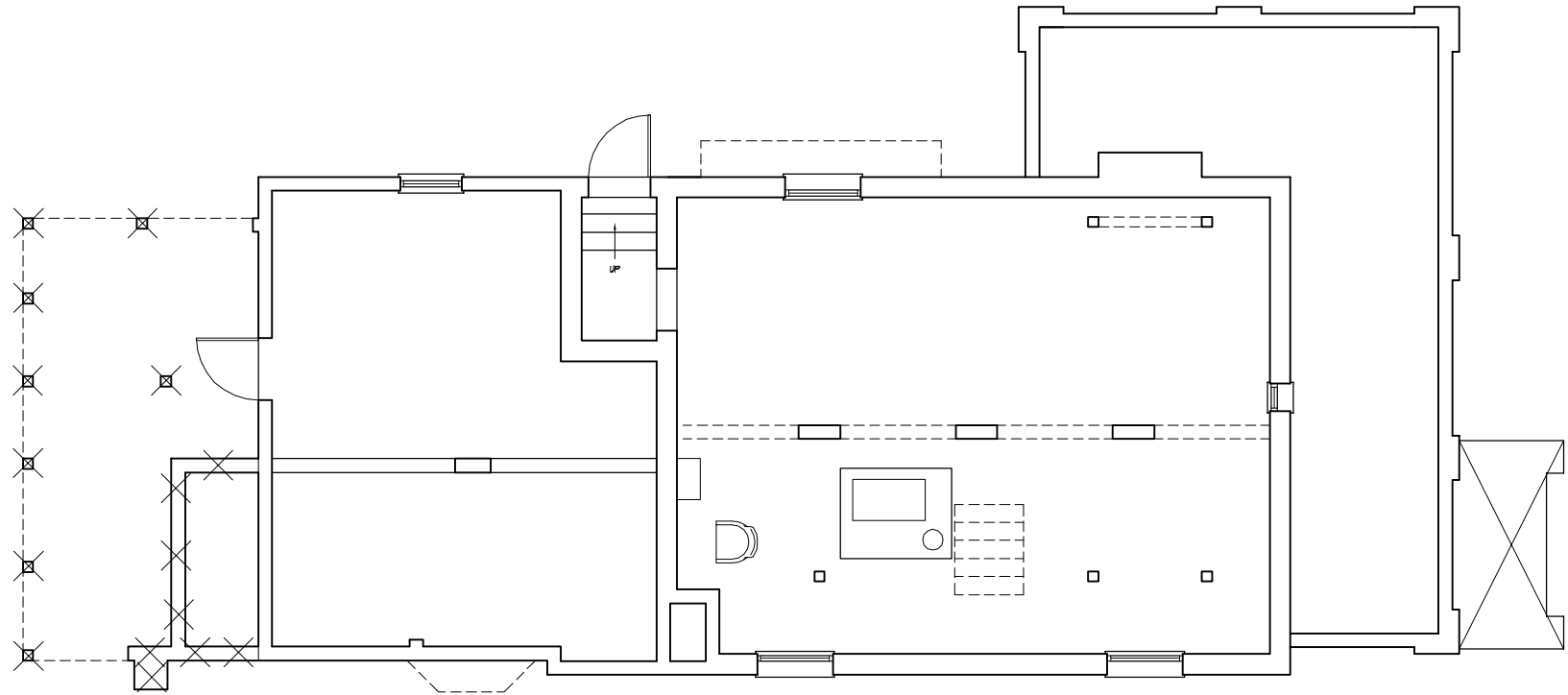
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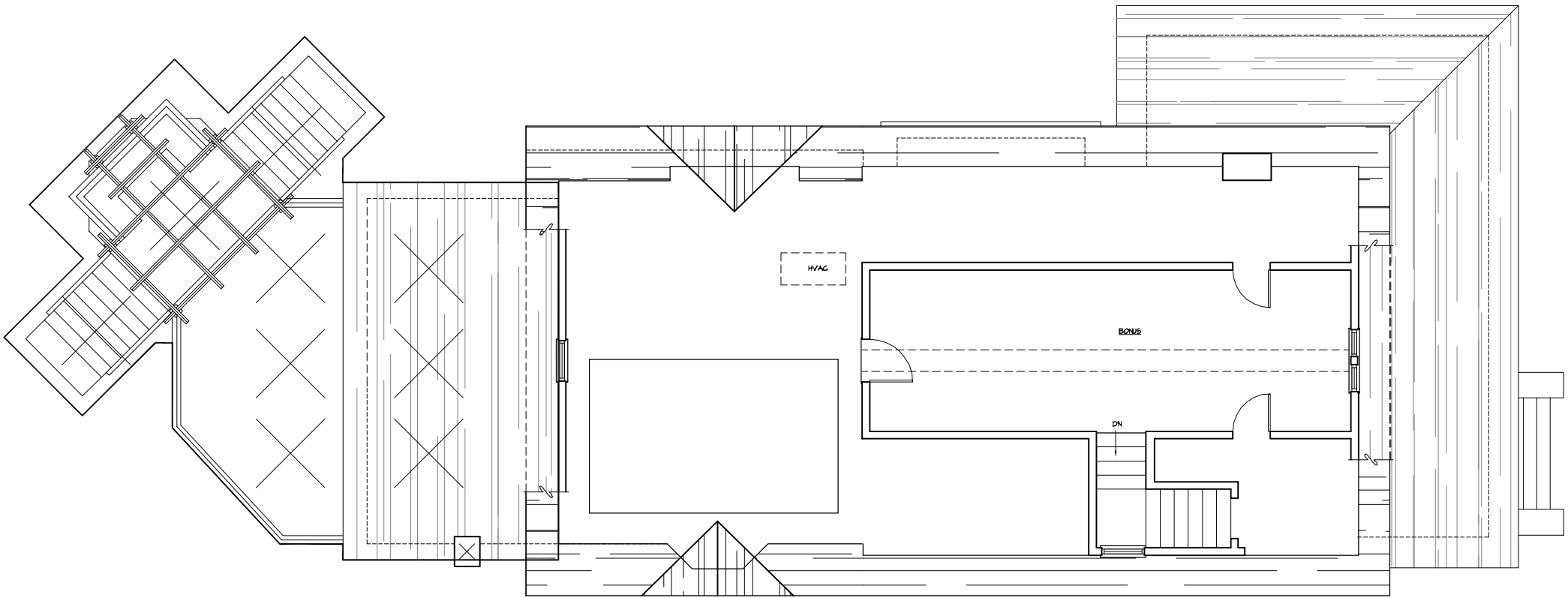
EXISTING PLANS

A-3

OF: NINE



② EXISTING BASEMENT PLAN
1/4" = 1'-0"



① EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"



② EXISTING RIGHT ELEVATION
1/4" = 1'-0"



① EXISTING FRONT ELEVATION
1/4" = 1'-0"

NOTE:
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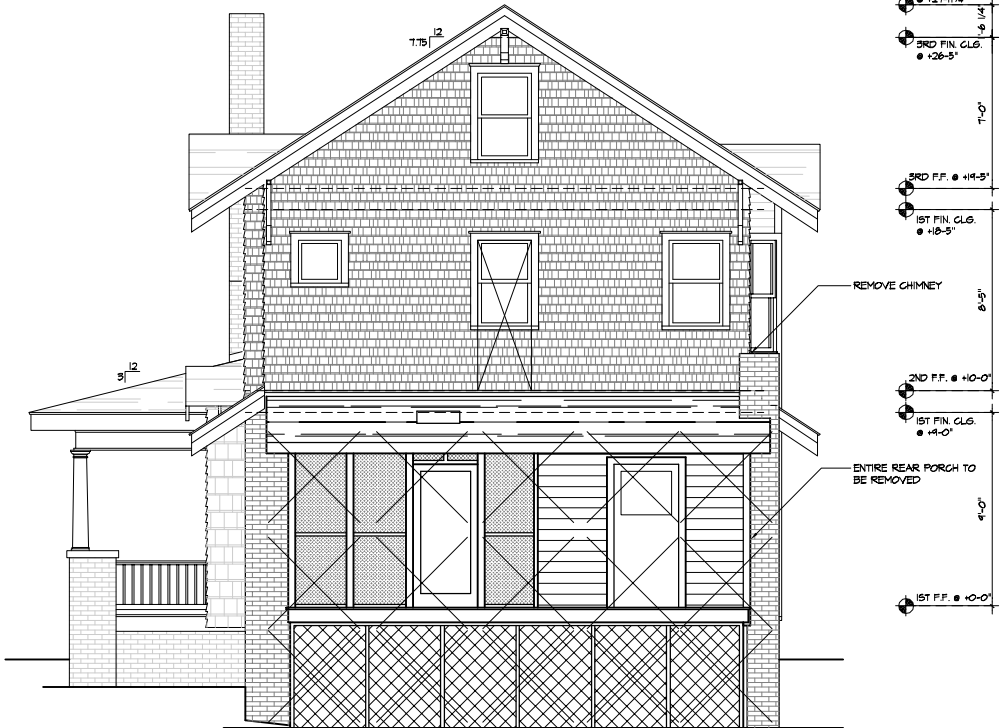
EXISTING ELEVATIONS

A-4

OF: NINE



② EXISTING LEFT ELEVATION
1/4" = 1'-0"



① EXISTING REAR ELEVATION
1/4" = 1'-0"

NOTE:
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EXISTING ELEVATIONS

A-5
OF: NINE

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	5'-0" X 6'-6" W/1/4" TRANSOM	8'-4"	DOUBLE HUNG
B	5'-0" X 4'-6"	8'-0"	DOUBLE HUNG
C	5'-0" X 4'-6"	7'-6"	CASEMENT
D	2'-6" X 4'-2" (BALANCED)	M.E.	DOUBLE HUNG
E	2'-6" X 5'-6"	7'-0"	DOUBLE HUNG
F	2'-6" X 5'-6"	7'-0"	CASEMENT
G	2'-0" X 5'-6"	7'-0"	DOUBLE HUNG
H	TR 2'-0" X 5'-6"	7'-0"	CASEMENT
I	2'-0" X 2'-0"	SEE ELEVATIONS	FIXED CASEMENT

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (N FLASHER) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CA AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

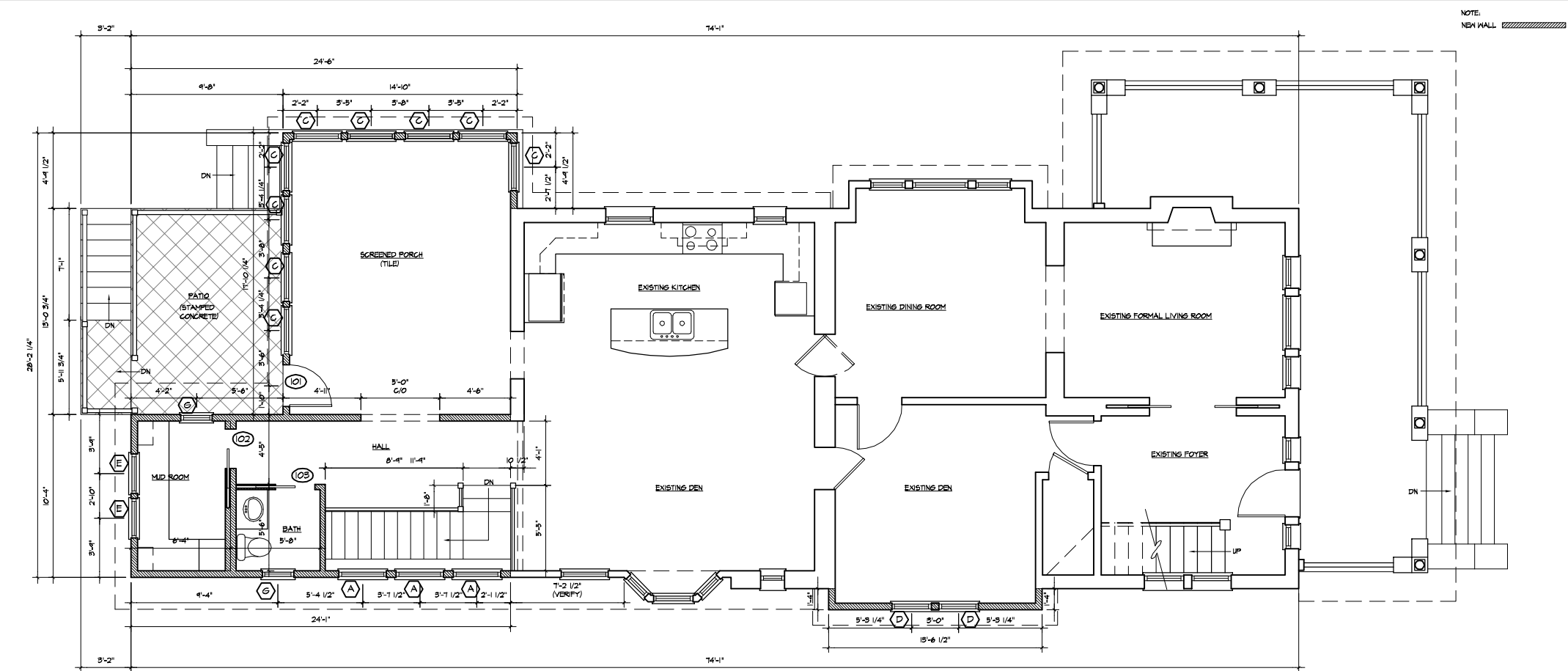
* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 4 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.T. MUST BE TEMPERED PER CODE (TYP.)

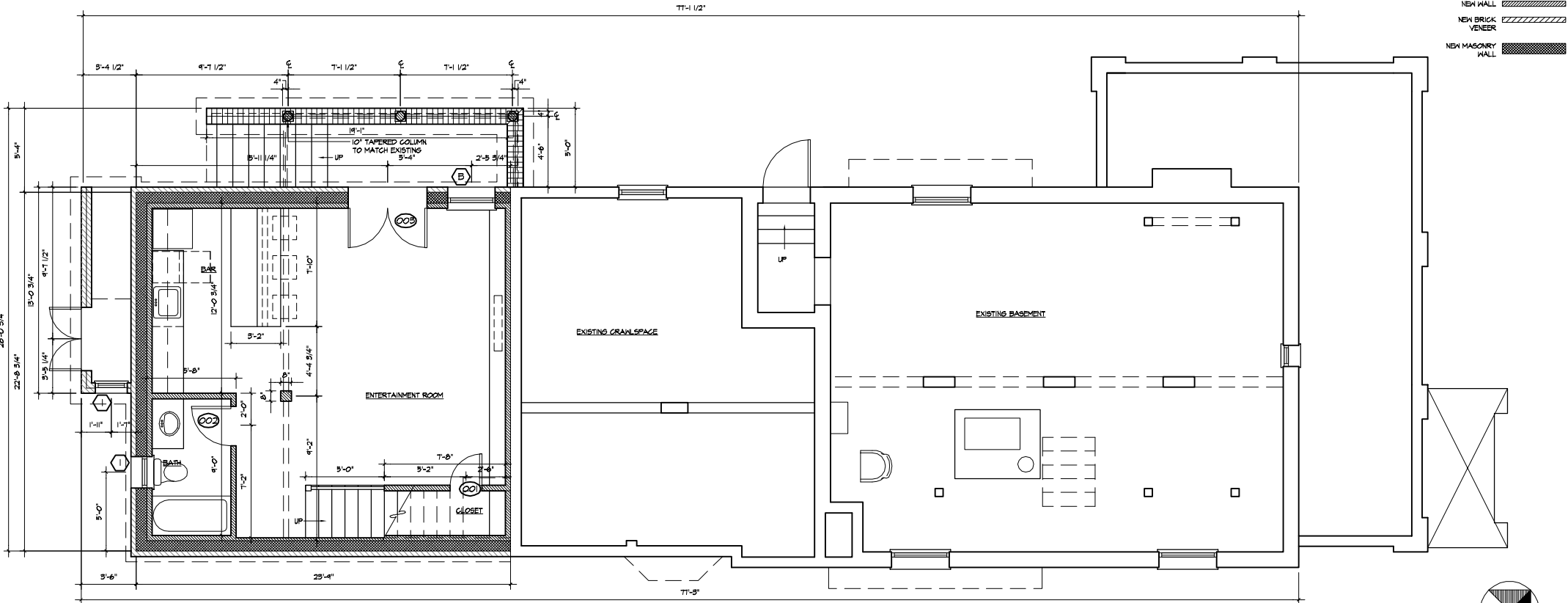
BASEMENT DOOR SCHEDULE		
001	2'-0" x 6'-8"	CLOSET
002	2'-6" x 6'-8"	BATHROOM
003	PR 2'-6" x 6'-8" W/2" TRANSOM	EXTERIOR

1ST FLOOR DOOR SCHEDULE		
01	5'-0" x 6'-8"	SCREENED PORCH
02	2'-6" x 6'-8" (POCKET)	MUDROOM
03	2'-6" x 6'-8" (POCKET)	BATH

2ND FLOOR DOOR SCHEDULE		
20	2'-6" x 6'-8"	SLEEPING PORCH



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"

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9200 Bob Beatty Road
Charlotte, NC 28269
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FAX • 494 • 4030
alarchitecture@aol.com
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PROPOSED PLANS

A-6
OF: NINE

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	5'-0" X 6'-6" W/1/4" TRANSOM	8'-4"	DOUBLE HUNG
B	5'-0" X 4'-6"	8'-0"	DOUBLE HUNG
C	5'-0" X 4'-6"	7'-6"	CASEMENT
D	2'-6" X 4'-2" (SALVAGED)	M.E.	DOUBLE HUNG
E	2'-6" X 5'-6"	7'-0"	DOUBLE HUNG
F	2'-6" X 5'-6"	7'-0"	CASEMENT
G	2'-0" X 5'-6"	7'-0"	DOUBLE HUNG
H	1R 2'-0" X 5'-6"	7'-0"	CASEMENT
I	2'-0" X 2'-0"	SEE ELEVATIONS	FIXED CASEMENT

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (N FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CA AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

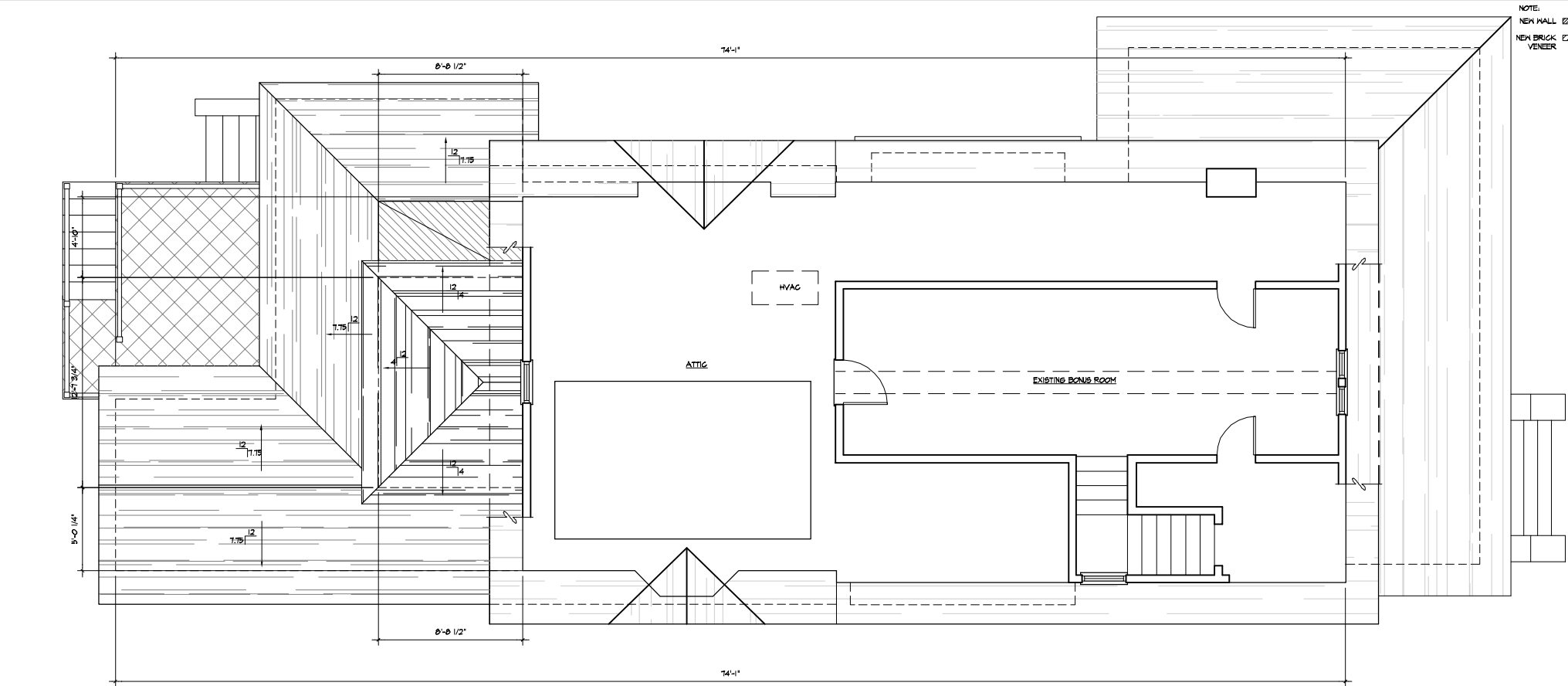
* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 4 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYPE).

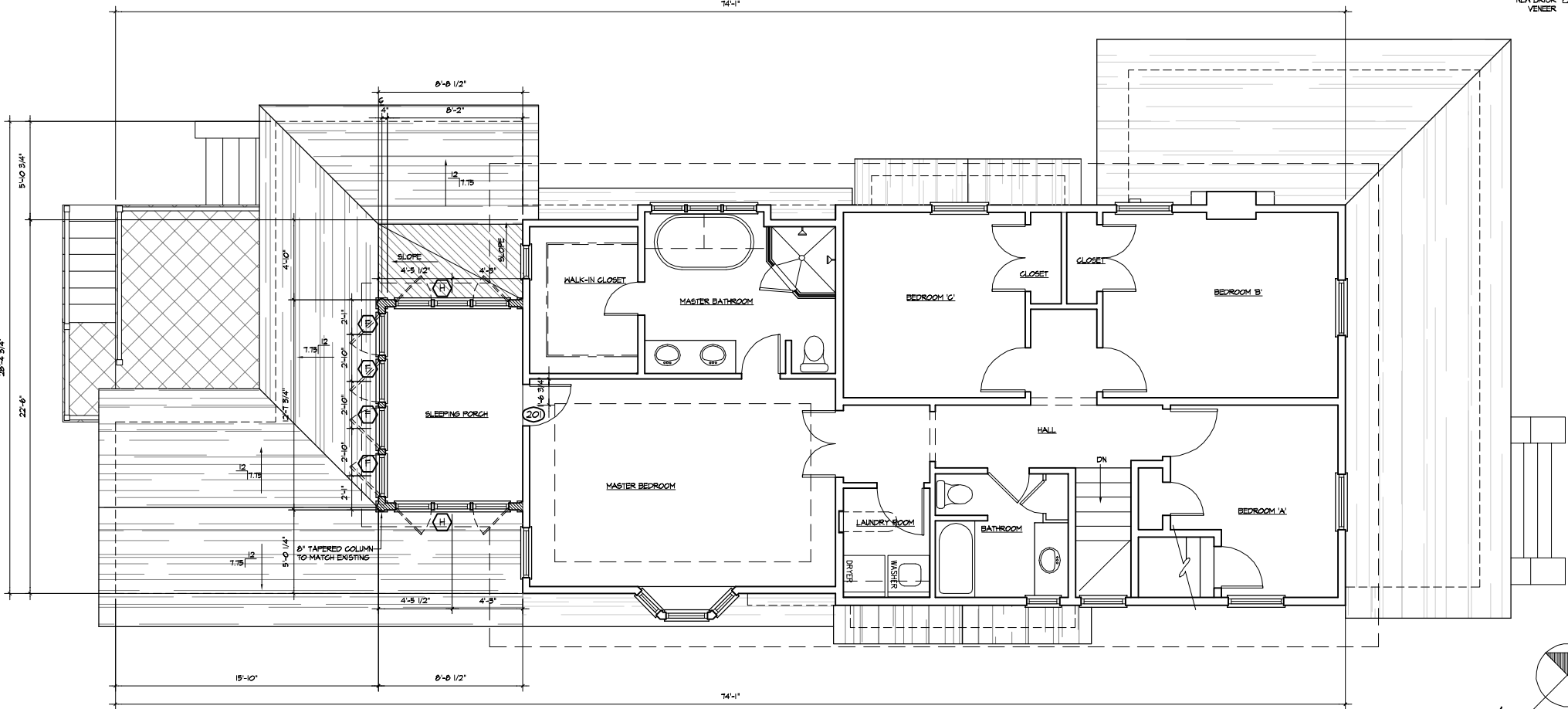
BASEMENT DOOR SCHEDULE		
001	2'-0" x 6'-8"	CLOSET
002	2'-6" x 6'-8"	BATHROOM
003	PR 2'-6" x 6'-8" W/1/2" TRANSOM	EXTERIOR

1ST FLOOR DOOR SCHEDULE		
101	5'-0" x 6'-8"	SCREENED PORCH
102	2'-6" x 6'-8" (POCKET)	MUDROOM
103	2'-6" x 6'-8" (POCKET)	BATH

2ND FLOOR DOOR SCHEDULE		
201	2'-6" x 6'-8"	SLEEPING PORCH



2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0" (NO CHANGES)



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



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PROPOSED PLANS

A-7

OF: NINE



② PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 6'-6" W/4" TRANSOM	8'-4"	DOUBLE HUNG
B	3'-0" X 4'-6"	8'-0"	DOUBLE HUNG
C	3'-0" X 4'-6"	7'-6"	CASEMENT
D	2'-6" X 4'-2" (BALVAGED)	M.E.	DOUBLE HUNG
E	2'-6" X 3'-6"	7'-0"	DOUBLE HUNG
F	2'-6" X 3'-6"	7'-0"	CASEMENT
G	2'-0" X 3'-6"	7'-0"	DOUBLE HUNG
H	TR 2'-0" X 3'-6"	7'-0"	CASEMENT
I	2'-0" X 2'-0"	SEE ELEVATIONS	FIXED CASEMENT

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.P.F. MUST BE TEMPERED PER CODE (TYP.)



① PROPOSED FRONT ELEVATION
1/4" = 1'-0"



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PROPOSED ELEVATIONS
A-9
OF: NINE



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	5'-0" X 6'-6" N/A/4" TRANSOM	8'-4"	DOUBLE HUNG
B	5'-0" X 4'-6"	8'-0"	DOUBLE HUNG
C	5'-0" X 4'-6"	7'-6"	CASEMENT
D	2'-8" X 4'-2" (SALVAGED)	M.E.	DOUBLE HUNG
E	2'-6" X 5'-6"	7'-0"	DOUBLE HUNG
F	2'-6" X 5'-6"	7'-0"	CASEMENT
G	2'-0" X 5'-6"	7'-0"	DOUBLE HUNG
H	TR 2'-0" X 5'-6"	7'-0"	CASEMENT
I	2'-0" X 2'-0"	SEE ELEVATIONS	FIXED CASEMENT

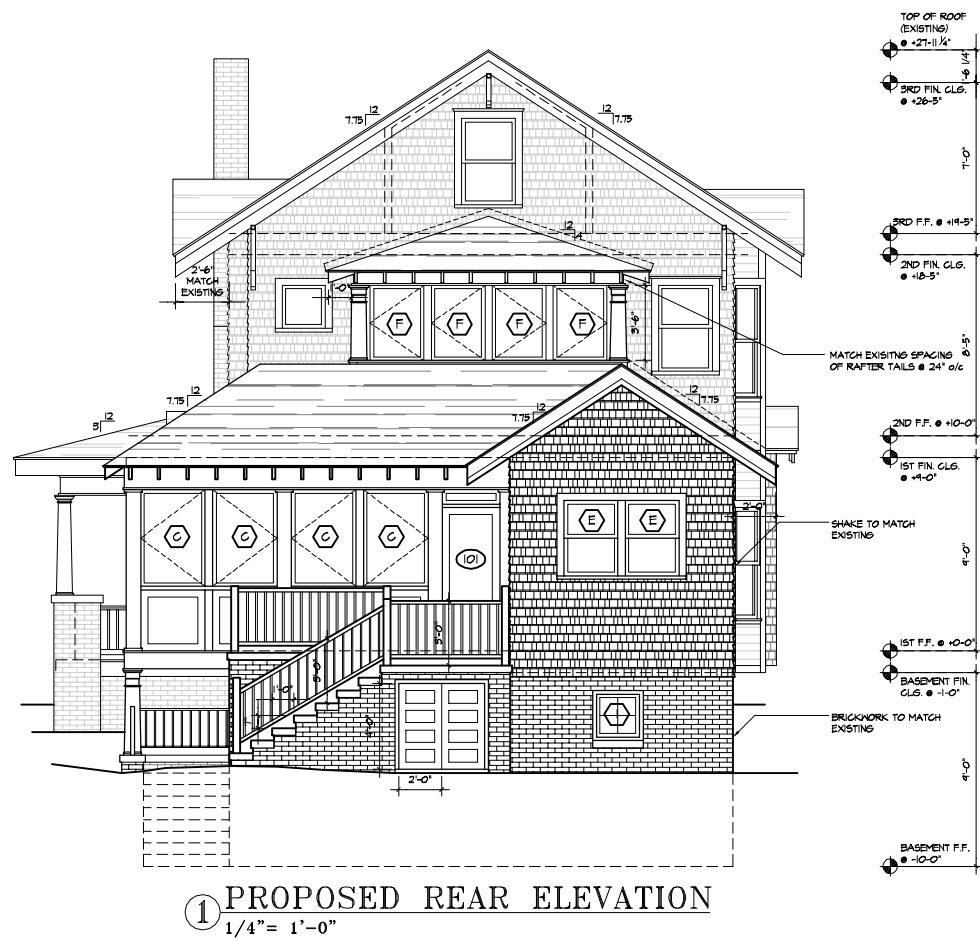
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NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 4 S.F. OF GLASS OR MORE & LESS THAN 16" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



Charlotte Historic District Commission - Case 2011--072

